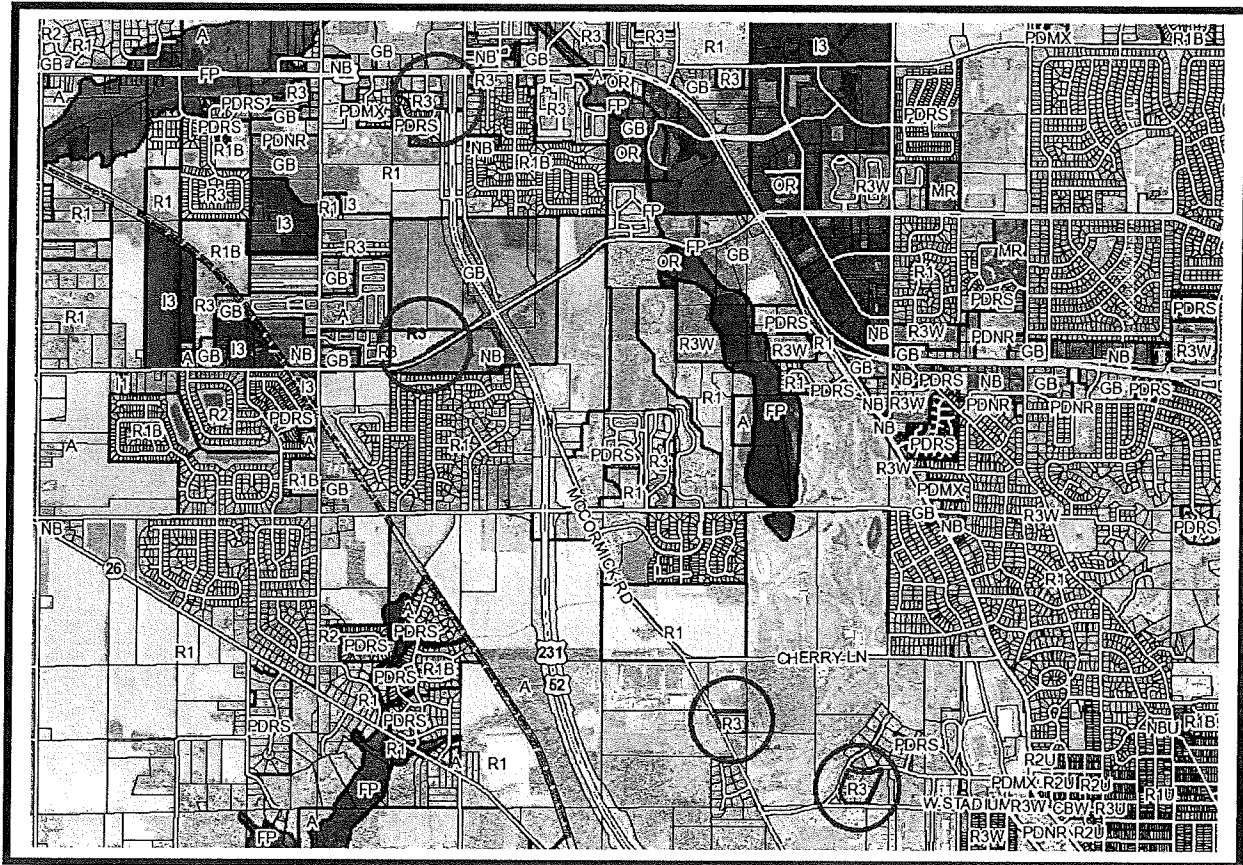

Z-2627
CITY OF WEST LAFAYETTE
(R3 to R3W)

STAFF REPORT
October 15, 2015



Z-2627
CITY OF WEST LAFAYETTE
R3 to R3W

Staff Report
OCTOBER 15, 2015

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner is requesting rezoning of all of the currently R3 zoned properties within the jurisdiction of West Lafayette from R3 to R3W. The properties are Tower Acres, Part 3, Lots 1-4; Brindon Apartments Phase 2, Part 2 & Replat of Phase 2, Part 1, Lots 1 and 13; two tracts located at 1261 McCormick Road, and 10.7 acres located on the north side of Cumberland, west of US 231, in West Lafayette, Wabash 13 (S1/2), 02 (SW) and 11 (NW) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The existing R3 zoned properties were all part of the 2014 annexation by the City of West Lafayette. Most of these properties have been zoned R3 for many years leading up to the city's annexation.

AREA LAND USE PATTERNS:

About half of the R3 zoned properties have been developed with multi-family residential uses and fraternity uses (Brindon Apartments and Tower Acres respectively). The other R3 properties are undeveloped.

TRAFFIC AND TRANSPORTATION:

All the properties in this rezone petition presently have public road frontage and access.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are either presently serving or are available to serve all of the properties in this petition.

STAFF COMMENTS:

The Unified Zoning Ordinance currently prohibits the City of West Lafayette from utilizing the R3 zoning district, instead favoring the city's exclusive R3W zone. Per section 2-8-1 of the "Intent" of the R3 zone:

"To provide areas for relatively high density single-family, two-family and multi-family dwellings...in places other than West Lafayette..."

This ordinance was mistakenly overlooked by staff during the annexation process and the error was only discovered after annexation. The differences between the two districts are subtle, with the R3W zone containing more specific restrictions on residential density and parking. Apart from these differences, the development standards for the R3W zone are nearly identical to the R3 zone, making it the best choice to fix this error and to allow these properties to enjoy essentially the same development rights they had prior to annexation.

STAFF RECOMMENDATION:

Approval